





Lees Terrace, Holt NR25 6JL



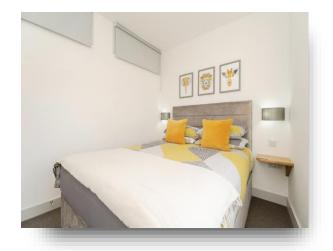
# welcome to

# **Lees Terrace, Holt**

Viewing is strongly recommended of this beautiful two bedroom town centre apartment which is a successful holiday let offering income potential.

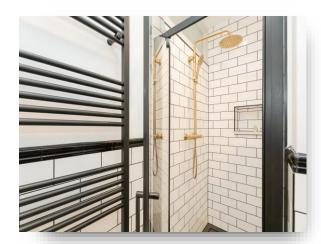












#### External Stairs At Rear Entance Door To; Entrance Hall

Radiator, stairs to 2nd floor, vinyl flooring.

#### **Bedroom**

9' 7" x 8' 2" ( 2.92m x 2.49m ) Double glazed window to rear, radiator, carpet, reading lights.

### **Shower Room**

Shower, heated towel rail, wc, wash basin, marble worksurfaces with cabinets under, tiled floor, 1/2 tiled walls.

#### **Bedroom**

10' 6" + recess x 8' 2" (  $3.20m + recess \times 2.49m$  ) Double glazed window to front, radiator, carpet, fitted cupboards, reading lights.

## 2nd Floor Kitchen/Diner/Sitting Room

27' 2" x 12' 8" ( 8.28m x 3.86m )

Overall, stunning views over Holt through a full width window, radiator, vinyl flooring, kitchen comprising wall and base cabinets with marble work surfaces, integrated wine cooler, built in oven, hob and hood, inset 1 1/2 bowl sink, built in washing machine, built in slimline dishwasher, built in fridge and freezer, double glazed window to front.

#### Outside

South facing balcony.





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## **Lees Terrace, Holt**

- Open plan living space with great views
- Town centre
- Balcony
- Ideal 'lock up and leave'
- Gas central heating

Tenure: Leasehold EPC Rating: D

Council Tax Band: Deleted Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £280,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HOL106481



Property Ref: HOL106481 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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